



# **Open Space Steering Committee**

November 10, 2021

# Zoom Ground Rules



# Agenda

1. Call to Order
2. Administrative
  - a. Adoption of October 2021 meeting minutes
  - b. December meeting
    - a. Monday, December 13 OR Wednesday, December 15
3. POS Zoning: Park Improvement Plan and Waterfront Park and Recreation Zone
4. Task 1, Item 2: Proposed POS Zone Text Amendments discussion work session
5. Open Space Analysis
6. Public Comment
7. Adjourn

# **Park Improvement Plans Process:**

## **Joseph Hensley**

# Updated Hensley Park



# Definition of Congregate Recreation in Zoning Ordinance



## **2-129.1 - Congregate recreational facilities.**

A public use devoted to recreational activities typically or often pursued as a group or team, such as athletic fields, children's play apparatus areas, archery ranges, court game facilities, indoor and outdoor swimming pools, amphitheaters, band shells, and outdoor theaters, not including drive-in theaters.



# WPR/Waterfront park and recreation zone

## 6-201 - Purpose.

- The purpose of the WPR zone is to enhance the vitality of the Alexandria waterfront by providing for parks, open spaces and recreational opportunities linked by a continuous pedestrian promenade.

## 6-202 - Permitted uses.

- The following uses are permitted in the WPR zone:
  - (A) Public buildings;
  - (B) Public parks, playgrounds, athletic fields or other outdoor recreation facilities;
  - (C) Retail and/or service commercial when accessory to a permitted use, provided such retail and/or service commercial does not occupy more than ten percent of the land area of the lot, parcel or tract of land.

### 6-202.1 - Administrative special uses.

- The following uses may be allowed in the WPR zone with administrative approval, subject to [section 11-513](#) of this ordinance.
  - (A) Restaurant;
  - (B) Outdoor dining;
  - (C) Outdoor market.

# WPR/Waterfront park and recreation zone

## 6-203 - Special uses.

- The following uses may be allowed in the WPR zone pursuant to a special use permit:
  - (A) Any use with live entertainment;
    - (A.1) Bike rental;
  - (B) Commercial outdoor recreation facilities;
  - (C) Facilities used for the docking or berthing of boats or ships, including public or private marinas and/or boat clubs with related facilities limited to water and electricity connections;
  - (D) Outdoor market, other than pursuant to [section 6-202.1](#);
  - (E) Outdoor dining, other than pursuant to [section 6-202.1](#);
  - (F) Privately owned public use buildings such as civic auditoriums or performing arts centers.

## 6-203.1 - Prohibited uses.

- Any use which is not a permitted, special or accessory use pursuant to this [section 6-200](#) is prohibited.



# **POS Zone Text Amendment Discussion**

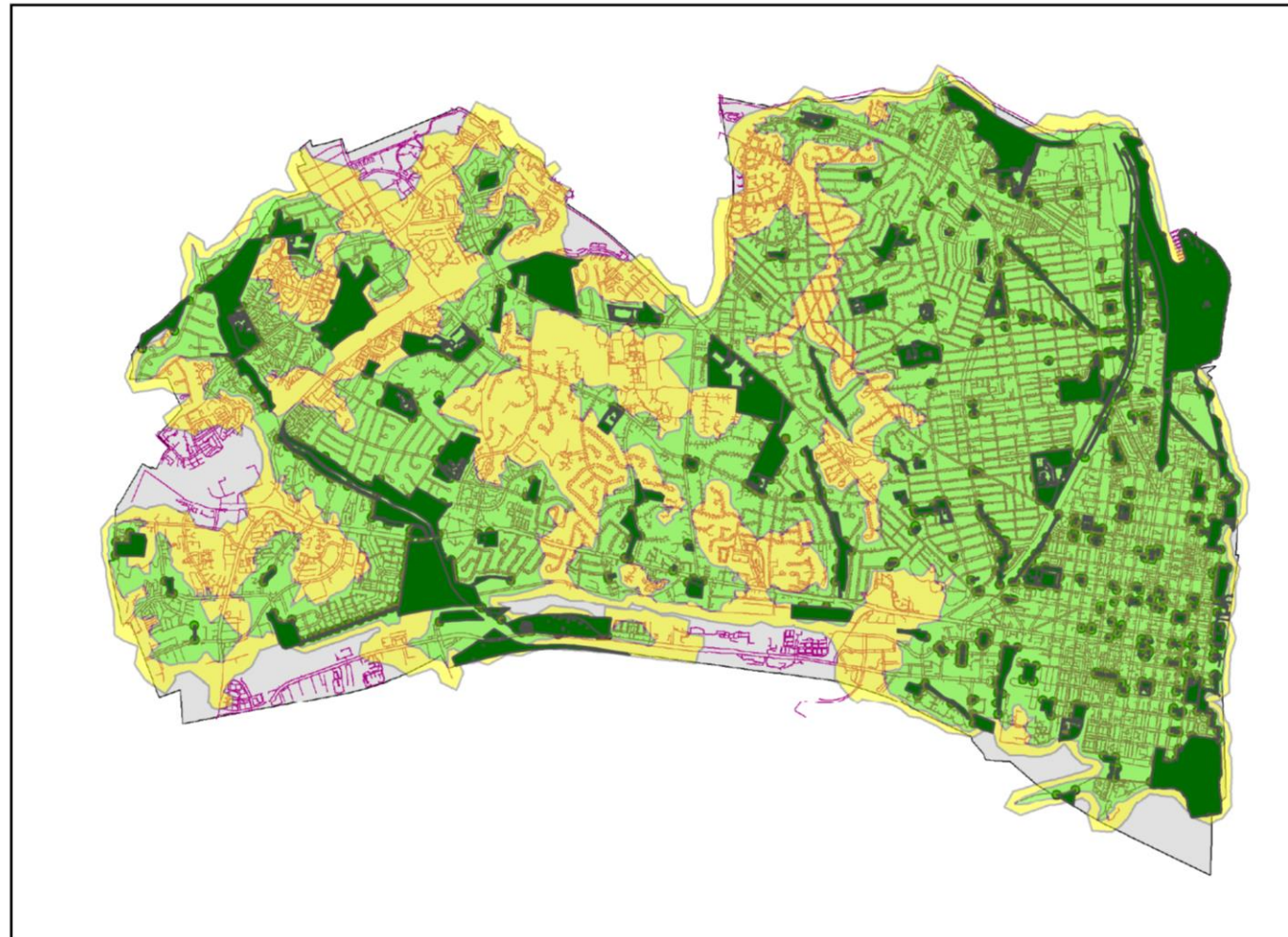
## **Task 2:**

Evaluate methods of pursuing  
new publicly accessible open  
space





- 1) Develop criteria for considering opportunities for open space acquisition through the Open Space Fund (such as connectivity, walkability to neighborhood needs, access to water, etc.).
- 2) Develop minimum open space criteria for small area plans based on current and future demographic needs and neighborhood characteristics.
- 3) Evaluate the Open Space Ratio and/or other targets based on national standards and benchmarks for localities with similar densities.

# **Publicly Accessible Open Space Walkshed Map**

# Recreational Open Space Walkshed



## Legend

-  Recreational\_Open\_Space
-  5 Minute Walk
-  10 Minute walk
-  Sidewalk

1 0.5 0 1 Miles



# **Natural Resources Walksheds and Connectivity**



# Natural Areas Walkshed



## Legend

-  Natural Areas
-  5 Minute Walk
-  10 Minute Walk
-  Sidewalk

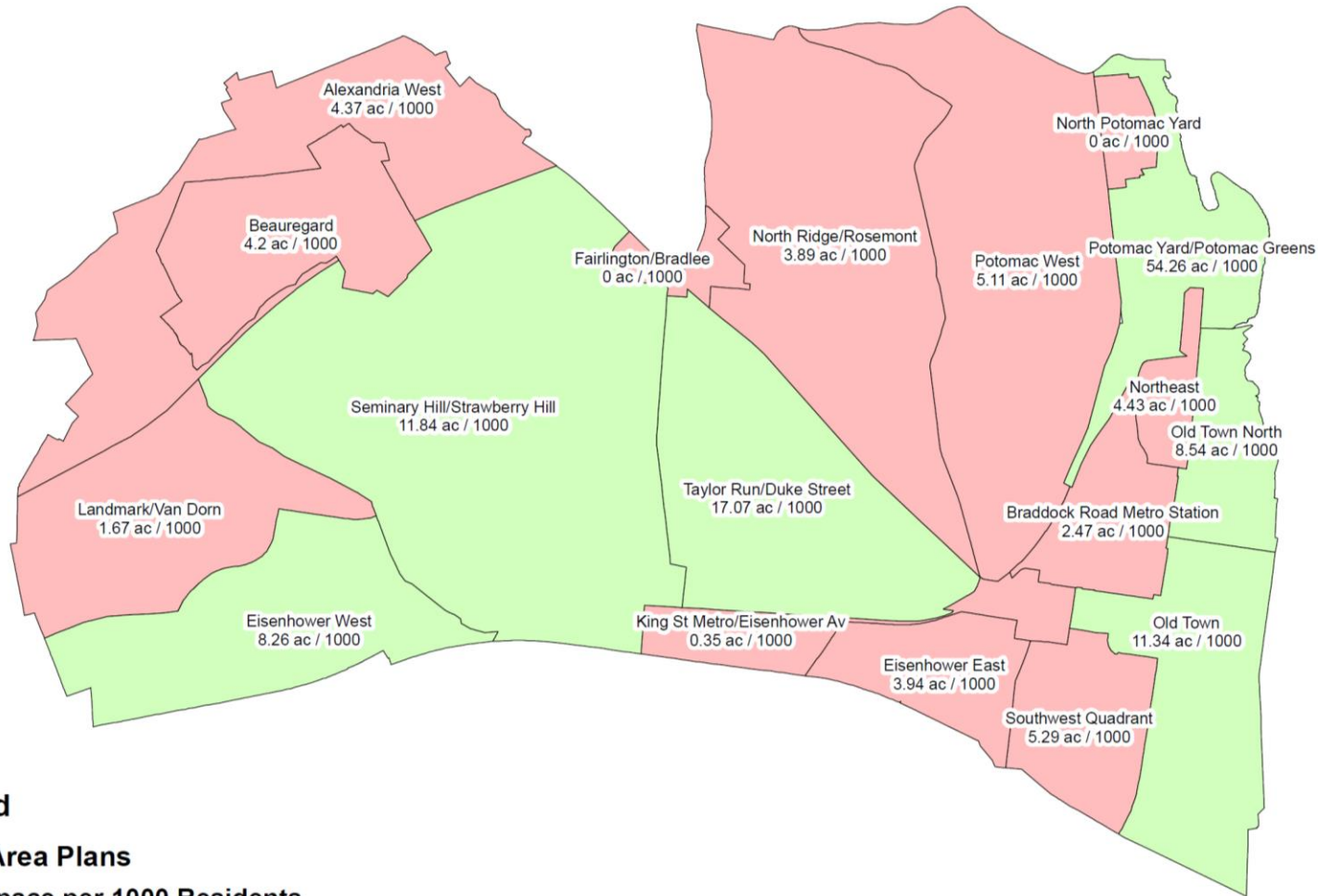
1 0.5 0 1 Miles





# **Open Space Density by Small Area Plan**

# Open Space Density by Small Area Plan



## Legend

### Small Area Plans

### Open Space per 1000 Residents

- Below 7.3 acres per 1000
- Above 7.3 acres per 1000

0 0.25 0.5 1 Miles



# Public Comment

- Please use the "Raise Your Hand" feature of "\*9" to inform staff you would like to comment.
- Comments will be limited to three (3) minutes per speaker.

# Next meeting

- Open Space and Small Area Plans – presentation by Planning and Zoning
- POS zone text in other jurisdictions

# Information & Questions

- Information
  - [Open Space Planning](#)
- Questions
  - Ana Vicinanzo, Urban Planner II  
[ana.Vicinanzo@alexandriava.gov](mailto:ana.Vicinanzo@alexandriava.gov)
  - Judy Lo, Acting Principal Planner  
[judy.lo@alexandriava.gov](mailto:judy.lo@alexandriava.gov)
  - Jack Browand, Division Chief  
[jack.browand@alexandriava.gov](mailto:jack.browand@alexandriava.gov)

# Addendum

# POS/Public open space and community recreation zone

- Purpose and short title.
  - The POS zone is intended to preserve and enhance Alexandria's publicly owned open space and recreational areas and to protect the natural and developed amenities they possess by allowing only that development which respects and is consistent with those amenities. This zone is intended to apply to all publicly owned open spaces, parks, recreation facilities and similar areas.
- Permitted uses. The following are permitted uses in the POS zone:
  - Recreational areas consisting of natural and unimproved geographic features such as woodland, meadowland or wetland areas, wildlife sanctuaries or preserves, water courses, streams, lakes and ponds, and similar geographic features;
  - Improved outdoor recreational facilities intended for passive and/or non-congregate recreational activities only, such as hiking and bicycle trails, squares, greens and commons, sitting areas, picnic areas and fishing sites, and like facilities, subject to approval of a site plan.



# Accessory and Temporary Uses

- Accessory uses and structures.
  - Accessory uses and structures, including outdoor storage and park guard facilities, are permitted in the POS zone, subject to approval of a site plan.
- Temporary uses and structures.
  - Temporary uses and structures compatible with the purposes of the POS zone, such as fairs, festivals and competitions, and structure associated therewith, such as tents and band shells, may be permitted by resolution of city council, subject to such limitations, terms and conditions as therein specified; provided, that city council may by resolution delegate such approval authority, in whole or in part, to the city manager, under appropriate standards and guidelines, and subject to appeal to city council.

# Special Uses

The following uses may be allowed in the POS zone pursuant to a special use permit:

- Public park and community recreation buildings, including enclosed and semi-enclosed shelters and pavilions, providing functions and facilities such as gymnasiums, meeting rooms, game rooms, arts and crafts centers, and dining and dancing facilities;
- Congregate recreational facilities;
- Commercial facilities customarily incidental and subordinate to the operation of public recreational uses, such as refreshment stands and small shops providing sporting goods and related services.
- Cultural facilities such as botanical gardens, arboretums, nature centers, conservatories, historic sites, archeological sites, monuments and memorials;
- Plant, tree and flower nurseries;
- Public utility rights-of-way, man-made lakes, ponds and water courses, and similar public works compatible with the purposes of the POS zone;
- Facilities for the lighting of any area in the POS zone for nighttime use;
- Outdoor market;
- Temporary public school classroom trailers in conjunction with adjacent public schools. This subsection shall expire on June 30, 2006. Any trailers permitted under the authority of this subsection shall be removed by that date.
- Public recycling center, provided that the director finds that the use does not interfere with an established active or passive recreation area; that no trees will be removed to accommodate the use, unless such removal is approved by the director of parks, recreation and cultural activities, and that uses adjacent to the recycling site are compatible with recycling activities.
- Indoor and outdoor roller skating and ice skating rinks, miniature golf courses.



































# What resources do you need from us?



# Next Steps

- Next Meeting:
  - Meetings will be scheduled Monthly
    - Preferred day of the week and time of day
- **October Homework**
  - **Review notes on the definitions of open space that staff has compiled.**
  - **Be ready to discuss the definition of publicly accessible open space!**

# Public Comment

- Please use the "Raise Your Hand" feature of "\*9" to inform staff you would like to comment.
- Comments will be limited to three (3) minutes per speaker.

# Information & Questions

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  - [Open Space Planning](#)
- Questions
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